

PROPOSED 90' DIVIDED ENTRANCE ROADWAY WILL EXTEND APPROX. 400 FEET AND WILL THEN TRANSITION TO A 50' R.O.W. THE DIVIDED ROADWAY IS FOR THE PROTECTION OF EXISTING HERITAGE TREES. THE DRIVEWAY LOCATION WILL BE DETERMINED AT TIME OF PLATTING.

OWNER: ECON GUENTHER
(UNKNOWN LAND USE)

OWNER: JOHN L. SANTIKOS
(UNKNOWN LAND USE)

OPEN SPACE - 45 AC.±
A PORTION OF THIS AREA TO BE DEDICATED TO THE CITY OF SAN ANTONIO FOR THE PROTECTION OF AN EXISTING RECHARGE FEATURE. THE REMAINING PORTION TO BE DEDICATED TO THE HOMEOWNERS ASSOC.

OWNER: THOMAS J. MANGOLD
(UNKNOWN LAND USE)

OWNER: DANIEL J. AND HAZEL S. KEUPER
(UNKNOWN LAND USE)

OWNER: MONROE JOHN CLASSEN
(UNKNOWN LAND USE)

OWNER: DIANE W. SANDERS, TRUSTEE INWOOD HEIGHTS, L.C.
(UNKNOWN LAND USE)

OWNER: E.P.P. ASSOCIATES, L.L.C.
(UNKNOWN LAND USE)

OWNER: MILDRED B. NAUSCHUTZ
(UNKNOWN LAND USE)

DEVELOPMENT SUMMARY

TOTAL LAND AREA: 108.551 ACRES
TOTAL NUMBER OF LOTS: 244 LOTS
DENSITY: 2.2 UNITS PER ACRE

UTILITIES:

WATER: SAN ANTONIO WATER SYSTEMS
SEWER: SAN ANTONIO WATER SYSTEMS
ELECTRIC: CITY PUBLIC SERVICE
TELEPHONE: S.W. BELL TELEPHONE CO.

PROPOSED GOLD CANYON (86' R.O.W.) AS PER MASTER PLAN FOR REDLAND HEIGHTS SUBDIVISION PREPARED BY OTHERS.

PROPOSED 60' R.O.W. WILL TRANSITION TO 50' R.O.W. APPROX. 200' FROM INTERSECTION

100 YR FLOOD PLAIN LIMITS

OPEN SPACE - 39.581 AC.±

F.M. LOOP 1604
R.O.W. VARIES

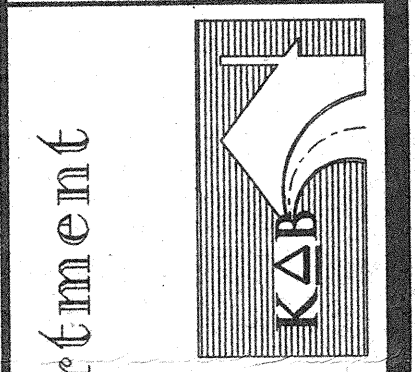
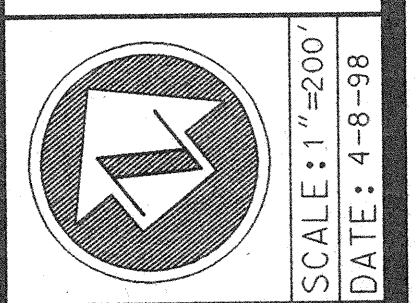
GENERAL NOTES:

1. TRAFFIC IMPACT STUDY WILL BE PREPARED AND SUBMITTED TO TRAFFIC DEPT. FOR THIS APPROVAL.
2. NO DRIVEWAYS WILL BE ALLOWED TO ACCESS REDLAND ROAD AND GOLD CANYON DR.

PLAN HAS BEEN ACCEPTED BY
COSA *[Signature]*
July 3, 1998 (date) 608 (number)
If no plats are filed, plan will expire on Dec 3, 1998
1st plat filed on JUN 2 1998

REVISED: 6/01/98
REVISED: 5/21/98
REVISED: 4/27/98

REDLAND RIDGE SUBDIVISION PRELIMINARY OVERALL AREA DEVELOPMENT PLAN



Land Planning Department
KAUFMAN@BROAD
OF SAN ANTONIO
HOMEBUILDING - NEIGHBORHOOD DEVELOPMENT
4800 Fredericksburg at Loop 410 P.O. Box 5250 Beacon Hill Sta.
San Antonio, TX 78201
(210) 349-1111 FAX (210) 979-0072

CITY OF SAN ANTONIO

POADP APPLICATION

The platting of property in two or more subdivision units requires the submission of a Preliminary Overall Development Plan, POADP. To be accepted for review a POADP shall comply with the provisions of ARTICLE II, Division 2 Preliminary Overall Development Plans of the San Antonio Unified Development Code and must be certified to contain the following:

Date Submitted: _____

Name of POADP: REDLAND RIDGE

AGENT

Owner: KAUFMAN AND BROADConsulting Firm: M.W. CUDE ENGINEERSAddress: 4800 FREDERICKSBURG RD.Address: 10325 BANDERA ROADSAN ANTONIO, TEXASSAN ANTONIO, TEXASPhone: 349-1111Phone: 681-2951Existing zoning: O.C.L.Proposed zoning: O.C.L.

Site is over/within/includes:

Edwards Aquifer Recharge Zone:

☒ Yes ☐ NoProjected # of Phases: 3☐ Yes ☐ No

San Antonio City Limits?

☐ Yes ☒ NoCouncil District: N/AFerguson map grid 51701 & 02

Land area being platted:

Lots

Acres

Single Family (SF)

244108.55 AC.

Multi-family (MF)

00

Commercial and non-residential

00Is there a previous POADP for this Site? Name NO No. _____Is there a corresponding PUD for this site? Name NO No. _____Plats associated with this POADP or site? Name N/A No. _____

Name _____ No. _____

Name _____ No. _____

Contact Person and authorized representative:

Print Name: HERB QUIROGASignature: Herb Quiroga

Date: _____

Phone: 308-1316Fax: 979-0072

- ☒ name of the POADP and the subdivision;
 - ☒ indication of development phases on the POADP;
 - ☒ perimeter property lines of the POADP (in a line weight and character distinguishable from other lines);
 - ☒ north arrow and scale of the map;
 - ☒ proposed land use by location, type and acreage;
 - ☐ delineation of the circulation system including all collectors, arterial, and local type "B" streets;
 - ☒ contour lines at intervals no greater than ten (10) feet;
 - ☒ legal recorded ownership of adjacent properties and if known proposed development of adjacent unimproved properties;
 - ☒ existing adjacent or perimeter streets;
 - ☒ one hundred year flood plain limits;
 - ☒ location map indicating location and distance of the POADP to adjacent streets and at least two (2) major thoroughfares.
 - ☒ a complete application and certification with six copies of the POADP map, all maps to be folded (accordion style & manageable size);
 - ☒ POADP amendments or revisions must be graphically indicated and include a concise statement describing said amendment or revision on the POADP map;
 - ☒ TIA requirements must be met prior to acceptance of a POADP, contact Amer Galani @ (210)207-2076;
 - ☒ Tree preservation requirements must be met prior to acceptance of a POADP, contact Debbie Reid @207-7102;
 - ☒ the POADP ☒ does ☐ does not abut State Highway Department facilities and one additional copy of the POADP plan has been submitted directly to TXDOT for their review. Contact Judy Friesenhahn @ (210) 615-5814;
 - ☒ The POADP ☒ is ☐ is not located over the Edwards Aquifer recharge zone and one additional copy of the POADP has been submitted directly to the Aquifer Studies office of San Antonio Water Systems, contact Kirk Nixon (210) 704-7392;
- I certify that the POADP application and accompanying maps are complete and that the conditions listed on this application have been met.

Certifying Representative:

Print Name: HERB QUIROGA Signature: Herb Quiroga

If you have any questions please call Elizabeth Carol at 207-7900

APPLICATION REVISED January 5, 1998



CITY OF SAN ANTONIO

July 3, 1998

Herb Quiroga
Kaufman & Broad
4800 Fredericksburg
San Antonio, TX 78201

Re: Redland Ridge

POADP # 608

Dear Mr. Quiroga:

The City Staff Development Review Committee has reviewed Redland Ridge Subdivision Preliminary Overall Area Development Plan # 608. Please find enclosed a signed copy for your files. Although your plan was accepted, please note the following:

- Based on the topography, a Flood Plain Study and drainage review will probably be required during the platting process.
- This development will probably need to conform to requirements associated with development over the Edwards Aquifer. For information about these requirements you can contact SAWS at 704-7305.
- This development will need to comply with tree preservation ordinance #85262. For information about these requirements you can contact Building Inspections at 207-7102.
- It will be expected that you will plat all of the property depicted in your POADP, to include: floodpains, drainage areas and open space.
- I would encourage you to work closely with the school district, so that they can plan accordingly.

Please note that this action by the committee does not establish any commitment for the provision of utilities, services or zoning of any type now or in the future by the City of San Antonio. If the proposed development is not platted in phases this POADP will be invalid. Platting will have to comply with the UDC.

If you have any questions or comments regarding this matter, please contact Ms. Elizabeth Carol, at (210) 207-7900.

Sincerely,

Emil R. Moncivais AIA, AICP
Director of Planning

EM/EAC

cc: Andrew J. Ballard, P. E., City Engineer



City of San Antonio
Planning Department
Subdivision Section

REQUEST FOR REVIEW

TO: TRANSPORTATION PLANNING

DATE: JUNE 2, 1998

FROM: KAUFMAN - BROAD OF TEXAS

ITEM NAME: REDLAND RIDGE SUBDIVISION

FILE # ?

RE: PRELIMINARY OVERALL AREA DEVELOPMENT PLAN

SUBJECT: The attached item has been submitted for your review, recommendation, and or comment to the Planning Commission or Director. Please review and forward your response to the **Department of Planning, Land Development Services Division, Subdivision Section**. Return response as soon as possible, but no later than the date shown below. Response time will commence from the date of receipt of this request or receipt of all the items your agency requires for this review. "Days" represents work days.

Please Return By: _____, 1998

- | | | |
|--|---|--|
| <input type="checkbox"/> Proposed plat-30 days | <input type="checkbox"/> Variance-15 days | <input type="checkbox"/> POADP's-10 days |
| <input type="checkbox"/> Plat deferral-30 days | <input type="checkbox"/> Plan / legal doc-15 days | <input type="checkbox"/> Other-15 days |

NO RESPONSE WITHIN THE TIME INDICATED WILL BE
CONSIDERED APPROVAL OF THE ITEM.

- ☒ I recommend approval ☐ I do not recommend approval
☐ Other:

On _____, I notified _____, the engineer/
subdivider/agent, of the corrections needed to remove this objection. Tel # _____

Comments: _____

Pedro G. Vega

PLANNER I

JUNE 11, 1998

Signature

Title

Date



City of San Antonio
Planning Department
Subdivision Section

REQUEST FOR REVIEW

TO: E. Liz. Date _____

FROM: Amer. Co.

ITEM NAME: Redland Ridge FILE # _____

RE: POADP

SUBJECT: The attached item has been submitted to you for a recommendation to the Planning Commission or Director. Please review the item and forward your recommendation to the Department of Planning, Land Development Services Division, Subdivision Section. All responses shall be returned as soon as possible, but generally no later than the date shown below. Response time will commence from the date of receipt of this request or receipt of all the items your agency requires for this review. "Days" represent work days.

Please Return By: _____, 19____

- ☐ Proposed plat-30 days ☐ Variance-15 days ☒ POADP's-10 days
☐ Plat deferral-30 days ☐ Plan / legal doc-15 days ☐ Other-15 days

☒ I recommend approval

☐ I do not recommend approval

On _____, I notified _____, the engineer/
subdivider/agent, of the corrections needed to remove this objection. Tel # _____

Comments: _____

RECEIVED
98 JUN 29 PM 2:57
DEPT. OF PLANNING
AND DEVELOPMENT
SERVICES DIVISION

[Signature] Eng./As. 6/25/98
Signature Title Date



City of San Antonio
Planning Department
Subdivision Section

REQUEST FOR REVIEW

TO: Burt Rubio Date _____
FROM: _____
ITEM NAME: Redland Ridge South FILE # _____
RE: _____

SUBJECT: The attached item has been submitted to you for a recommendation to the Planning Commission or Director. Please review the item and forward your recommendation to the **Department of Planning, Land Development Services Division, Subdivision Section**. All responses shall be returned as soon as possible, but generally no later than the date shown below. Response time will commence from the date of receipt of this request or receipt of all the items your agency requires for this review. "Days" represent work days.

Please Return By: _____, 19____

- ☐ Proposed plat-30 days ☐ Variance-15 days ☐ POADP's-10 days
☐ Plat deferral-30 days ☐ Plan / legal doc-15 days ☐ Other-15 days

☒ I recommend approval

☐ I do not recommend approval

On _____, I notified _____, the engineer/
subdivider/agent, of the corrections needed to remove this objection. Tel # _____

Comments:

Flood plain and drainage requirement
will be address during the
platting process

Burt Rub

Signature

6-5-98

Title

Sr. Eng Tech

Date

RECEIVED
JUN -5 AM 8:22
DEPT OF PLANNING
LAND DEVELOPMENT
SERVICES DIVISION

March 17, 1998

City of San Antonio
Department of Planning
Land Development Services
P.O. Box 839966
San Antonio, Texas 78283-3966

Re: 108 Acres - Royal Enterprise Tract

Dear Sir:

Please consider this letter our authorization to allow Herb Quiroga, Vice President of Kaufman & Broad to sign as our agent on plat and zoning applications for the above referenced property.

Please feel free to give me a call if you have any questions regarding this matter.

Sincerely,

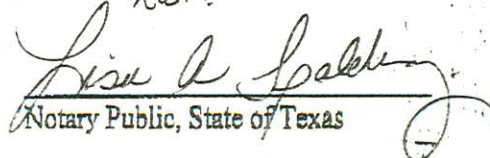
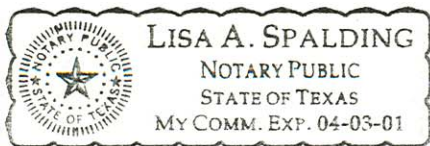


Royal Enterprises, Ltd.
By: Leroy Kratochvil
General Manager

STATE OF TEXAS

COUNTY OF BEXAR

The foregoing authorization was acknowledged before me on this 18th day of March 1998, by Leroy Kratochvil, General Manager, Royal Enterprises, ~~Inc.~~ RWK.


Notary Public, State of Texas

REMIT TO:
CITY OF SAN ANTONIO
P.O. BOX 839975
SAN ANTONIO, TX 78283-3975

I N V O I C E
1147536

AMT ENCLOSED

50-04-5573
KAUFMAN BROAD
P.O. BOX 5250
S.A. TX 78201

AMOUNT DUE 370.00
INVOICE DATE 4/22/1998
DUE DATE 4/22/1998

PHONE: 000 - 0000

POADP
REDLAND RIDGE #1 PLAN REVIEW FEE
FACILITY LOCATION: 100 COMMERCE ST W

INVOICE DATE	INVOICE	ACCOUNT	DUE DATE	OFFICE HOURS
4/22/1998	1147536	50-04-5573	4/22/1998	7:45 - 4:30

LINE	INDEX REF	DESCRIPTION	AMOUNT
1	012542-001	PLAN REVIEW FEES	370.00

PAID - SATO, MP2

APR 23 1998

AGREEMENT DATES	SERVICE DATES	ORDINANCE	CONTRACT	DOCUMENT
ST:	04/21/1998		CK# 007096	REDLAND RIDGE 1
END	04/21/1998			

PREVIOUS BAL	CURRENT CHARGES	NEW BALANCE	TOTAL AMT DUE
0.00	370.00	370.00	370.00

KAUFMAN BROAD

April 30, 1998

Mr. Edward Guzman
City of San Antonio
Planning Department
P.O. Box 9066
San Antonio, Texas 78285

Reference: Redland Ridge Subdivision P.O.A.D.P.

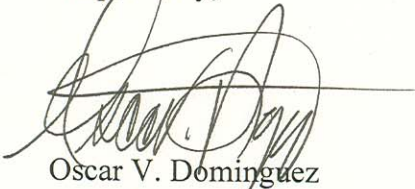
Dear Mr. Guzman,

Submitted herewith, is a revised POADP for Redland Ridge Subdivision. The revisions to the P.O.A.D.P. are per your initial review of the Plan.

- I) The proposed street alignment of Gold Canyon Dr. as per major thoroughfare plan, has been added.
- ii) Location of driveway curb cut locations on divided roadway and 60 foot right of way (local type 'B') roadways. The location of the driveway curb cut locations will be determined when a final lot design for the subdivision is completed.
- iii) Secondary Entrance. A second entry into the subdivision, can be achieved by accessing proposed Gold Canyon Dr. A second entry via Redland Road is prohibited by the location of a sink hole within the area identified as an open space.
- iv) A traffic impact study will submitted to Traffic Dept. for their review.

Please advise us, when the review is complete. If there are any questions or if there has been a change in application forms please contact me by phone at 308-1321 or by fax at 979-0072 as soon as possible in order to avoid any delays in the future.

Respectfully,



Oscar V. Dominguez
Land Planning Director

o/poadp.wpd.

RECEIVED
28 JUL -5 10:10 PM
SPACES DIVISION
LAND DEVELOPMENT
DEPT. OF CITY PLANNING

KAUFMAN BROAD

OF TEXAS

LAND PLANNING TEAM

HOMEBUILDING • NEIGHBORHOOD DEVELOPMENT
4800 Fredericksburg at Loop 410 P.O. Box 5250 Beacon Hill Sta.
San Antonio, Tx. 78201 (210) 349-1111 FAX (210) 979-0072

TRANSMITTAL LETTER

DATE: 6-2-98

PROJECT: REDLAND RIDGE / VENTURA SOUTH OF 78

Co.: CITY PLANNING (4TH FLOOR)

ATTN: EDWARD GUZMAN

FROM: OSCAR DOMINGUEZ

REMARKS: 10 PLATS OF: REDLAND RIDGE SUBDIVISION
ROAD
" " " VENTURA SOUTH OF F.M. 78
ROAD.



Red Land Ridge

Aquifer
trees

Gold Canyon Alignment*

show cut cuts

2nd access point
TIA

Called
4-27-88
Oscar

Redland Ridge
@ Redland Road + 281
Over Aquifer
outside City

244 Single Family on
108.5 Acres

- Called 5.21.98 El.
- ~~Gold Canyon 86' (label)~~
 - ~~TIA ok.~~
 - ~~Show "Collector
(I.D.) Streets"~~
 - no residential lots
on a ~~collector~~ collector
 - info on letter needs to
be reflected on
map.